BLOCK 4 LOT 2
IN OR 514 PG 664
LOFTON BLUFF 2 PB 4/92 & 93

DRAKE LOUISE ANN RICHARDSON
85589 BLACKMON ROAD
YULEE, FL 32097

2026

43-2N-27-4621-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

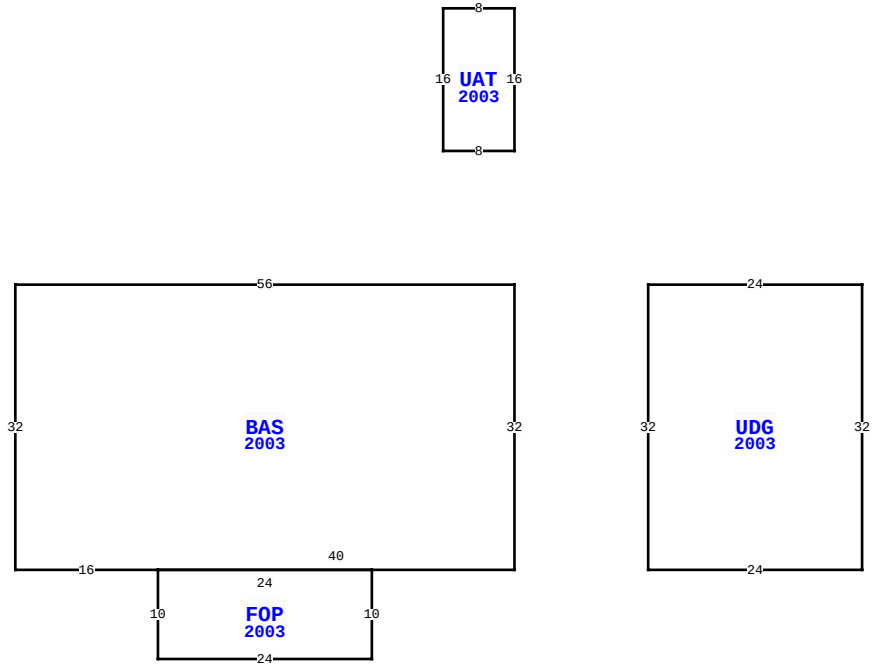
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2003	1,792	187,473
FOP	240	30	2003	72	7,532
UAT	128	10	2003	13	1,360
UDG	768	55	2003	422	44,149
TOTALS	2,928			2,299	240,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	111.3280	116.89	268,730	2003	2003	0	0	0	10.50	89.50

1 SINGLE FAM 100% - 2004 Heated Area: 1792 HX Base Yr 2004



85589 BLACKMON RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,513
TOTAL MARKET OB/XF VALUE		3,284
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		333,797
SOH/AGL Deduction		150,178
ASSESSED VALUE		183,619
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		132,208
TOTAL JUST VALUE		333,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413502	FOUNDATION	200	08/01/2004
B0310753	NEW CONSTR	149,877	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0514/0664	4/07/1987	WD	Q	V		13,500
GRANTOR: SHEFFIELD WM ET AL						
GRANTEE: RICHARDSON LOUISE A						
0513/0989	3/27/1987	WD	U	V		8,000
GRANTOR: SMITH CHESTER & F E						
GRANTEE: SHEFFIELD WM ET AL						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	1242	WD DECK A	0	100	42	12	504.00	SF	10.00	10.00	100	2003	2003	3	20	1,008	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2002	2002	3	20	576	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	

BUILDING DIMENSIONS

BAS=[YR=2003] W56 S32 E16 FOP=[YR=2003] S10 E24 N10 W24$
E40 N32 $ PTR= E15 UDG=[YR=2003] E24 S32 W24 N32 $ W15 $
PTR= N15 UAT=[YR=2003] N16 W8 S16 E8 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 3,284

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS